



TOWN OF WARRENTON

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AGENDA PLANNING COMMISSION TOWN OF WARRENTON

August 16, 2006
7:00 P.M.

1. Call to order and establishment of a quorum.
2. Approval of Minutes – May 17, 2006
3. Public Hearings
 - a. **Special Use Permit #06-06 – Warrenton Industrial Park, Lot 8 Steep Slopes.** A request to allow development of an industrial site in the Warrenton Industrial Park with slopes greater than 25% in the I Industrial District. The development would provide for construction of an equipment rental building with a 3-bay maintenance garage and outdoor storage (separate use permit required) of 8,500 square feet. The parcel is 2.7354 acres (GPIN #6983-67-4889) and located on Lot 8 at the corner of Shirley Avenue/James Madison Highway and Industrial Road. An evaluation of the site indicates that approximately 0.22 acres or 8.0% of the site is on identified steep slopes generally along the drainage channels across the site. The Comprehensive Plan identifies the property as Light Industrial uses which includes offices as proposed. The property owner is being developed for United Rentals, Inc. of Ridgefield, New Jersey.
 - b. **Special Use Permit #06-07 - Warrenton Industrial Park, Lot 8 Outdoor Storage.** A request to allow development of an industrial site on Lot 8 of the Warrenton Industrial Park to allow outdoor storage of rental equipment in accordance with Section 3-4.12.3 of the Warrenton Zoning Ordinance. The property is located in the I Industrial District and would include buildings of 8,500 square feet. The parcel is 2.7354 acres (GPIN #6983-67-4889) and located on Lot 8 at the corner of Shirley Avenue/James Madison Highway and Industrial Road. The Comprehensive Plan identifies the property as Light Industrial uses which

includes offices as proposed. The property owner is being developed for United Rentals, Inc. of Ridgefield, New Jersey.

- c. **Special Use Permit #06-05 - East Street Subdivision Steep Slopes.**
Deferred – No new information received.
- 4. Other Business
 - a. **East Street Subdivision – Preliminary Plat #06-04.** Deferred –
No new information received.
- 5. Work Session
 - a. **Main Street Retail Overlay District** – Proposal for the establishment of an overlay to the Historic District based on the historic commercial area of the Town to encourage the location of retail uses on the first floor for buildings facing Main Street and discourage non-retail uses. The district would apply to properties fronting Main Street from Alexandria Pike to Fifth Street consistent with the historic commercial core of the Town.
 - b. **Review of Zoning Boundary Line** – R-6 and CBD boundary, Lee Street to Main Street for consistency with property lines in area.
- 6. Planning Commission Comments
- 7. Staff Comments – Concept Plans and Development Proposals.
 - a. Arrington Knolls – Centex
 - b. Solgrove Road Subdivision
 - c. Aiani Law Office Conversion – 4th and Lee Streets
- 8. Adjourn